

Lamoine Planning Board – Site Plan Review Criteria Record of Findings

Applicant	Harold MacQuinn, Inc.
Map & Lot	Map 3 Lot 31 & 33
Date Reviewed	7/9/18
Fee Paid	Previously paid

Review Standard	Votes Yes	Votes No	Reasons/Comments
1. Preserve and Enhance the Landscape	0	0	N/A *
2. Relation of Proposed Buildings to Environment	0	0	N/A
3. Vehicular Access	4	0	
4. Parking Design Requirements	0	0	N/A
5. Off-Street Parking Requirements	0	0	N/A
6. Buffering and Screening	3	1	
7. Exterior Lighting.	0	0	N/A
8. Municipal Services	4	0	
9. Surface Water	4	0	
10. Groundwater Protection	0	0	N/A *
11. Air Pollution	3	1	
12. Odor	4	0	
13. Noise	4	0	
14. Sewage Disposal.	0	0	N/A
15. Utilities/Waste Disposal/Water Supply	0	0	N/A
16. Comprehensive Plan.	4	0	
17. Stormwater Drainage.	0	0	N/A *
18. Conservation, Erosion and Sediment Control.	4	0	
19. Advertising Features.	0	0	N/A
20. Financial and Technical Capacity.	4	0	
SPECIAL REVIEW STANDARD K 3	APPROVED		GRAVEL PERMIT WAS APPROVED SEE ATTACHED TALLY

Application is ☒ Approved
☐ Approved with Conditions (list on back)
☐ Denied (State Reasons for denial below)

* PER APPEALS BOARD DECISION

Signed,



7/11/18

Chair, Lamoine Planning Board

(Planning Board to fill out one copy of this form and submit it as part of the official file of the above referenced project) – (If approved or approved with conditions, the signed copy of this form shall serve as the official permit)

(DONALD BAMMAN)

- a. Each tent or shelter site shall contain a minimum of five thousand (5,000) square feet of suitable land in shoreland areas (i.e., within two hundred fifty feet (250'), horizontal distance, of the normal high water mark of any river, lake, pond, upland edge of a wetland, or salt water body, and seventy-five feet (75') of a stream, and twenty-five hundred (2,500) square feet of suitable land in inland areas, not including driveways and roads, for each site;
- b. A minimum of two hundred (200) square feet of off-street parking plus maneuvering space shall be provided for each tent or shelter site;
- c. The area intended for placement of the tent or shelter site, and utility and service buildings shall be set back a minimum of fifty feet (50') from the exterior lot lines of the camping area, and one hundred feet (100') from the normal high water elevation of any river, lake, pond, stream, salt water body, and upland edge of a wetland; and
- d. A buffer zone, and screening per the requirements of this ordinance, shall be required to shield the campground from abutting areas.

3. Mineral Exploration and Extraction

All applicable standards of the *Lamoine Gravel Ordinance*, as amended, shall also be met.

The following requirements for mineral exploration and extraction activities shall apply in all districts when permitted except as otherwise hereinafter provided:

- a. The following requirements shall apply to mineral exploration and extraction activities:

YES	NO
4	1
5	0
5	0

- 1) All excavations, including test pits and holes, shall be promptly capped, refilled, or secured by other equally effective measures so as to reasonably restore disturbed areas and to protect the public health and safety;
- 2) No portion of any ground area disturbed by the extraction activity shall be closer than fifty feet (50') from any public roadway or fifty feet (50') from any property line in the absence of the prior written agreement of the owner of such adjoining property. For areas subject to shoreland zoning, the standards of that ordinance shall also apply; *
- 3) A natural vegetative screen of not less than fifty feet (50') in width shall be retained between any facility intended primarily for public use, excluding privately owned roads and the mineral exploration or extraction activity; and **

* NO OPERATIONS WITHIN 100' OF SOUTHERN BOUNDARY
OF LOT #31 ON MAP # 7

** MUST ALSO COMPLY WITH MAP EXHIBIT ATTACHED
TO GRAVEL PERMIT

YES	NO
3	2

- 4) Within twelve (12) months following the completion of extraction operations at any extraction site, or when less than one hundred (100) cubic yards of materials are removed in any consecutive twelve (12) month period, ground levels and grades shall be established in accordance with the following:

- a) All debris, stumps, and similar material shall be removed for disposal in an approved location, or shall be buried on-site. Only materials originating on-site may be buried or covered on-site.
- b) The final graded slopes shall be two and a half to one (2.5:1) slope or flatter.
- c) Topsoil or loam shall be retained to cover all disturbed land areas, which shall be reseeded and stabilized with vegetation native to the areas. Additional topsoil or loam shall be obtained from off-site sources, if necessary, to complete the stabilization project.

YES	NO
3	2

- 5) In keeping with the purposes of this ordinance, the planning board shall impose such conditions as are necessary to minimize the adverse impacts associated with mineral extraction operations on surrounding uses and resources, including but not limited to any reasonable form of performance guarantee such as a performance bond.

- b. The following requirements shall apply to topsoil, sand and gravel extraction in all districts where permitted:

YES	NO
5	0

- 1) Topsoil shall be considered part of developments, and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations;
- 2) Extraction shall not be allowed within five feet (5') above the average seasonal high water table. No ditches, trenches, pumping or other methods shall be used to lower the water table to allow more gravel extraction than could occur under normal conditions;
- 3) Access roads in and around the pit shall not be oiled, salted, or paved;
- 4) The pit shall not be used for storage or dumping of any substances that could produce a harmful leachate, both during operation of the pit and following its permanent closure;
- 5) Storage of hazardous materials and petroleum products in the pit is prohibited.